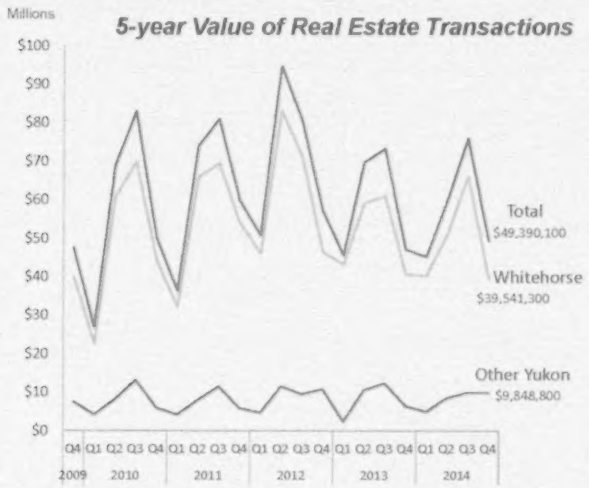
Yukon Monthly Statistical Review
February 2015

Highlights:

- In the fourth quarter of 2014, real estate transactions in Yukon totalled $49.4 million: $39.5 million in Whitehorse and $9.8 million in the rest of Yukon. Comparing the fourth quarter of 2014 to that of 2013, the total value of Yukon's real estate transactions increased by $2.3 million, or 4.9%.
- Comparing February 2015 to February 2014, the number of people employed in Yukon decreased by 200 to 19,600, while the unemployment rate increased by 0.1 percentage point to 5.8%. In Canada, the unemployment rate increased by 0.2 percentage points to 6.8%.
- Retail sales in Yukon decreased by $1.7 million (3.1%) when comparing the month of December 2014 to December 2013. Wholesale sales decreased by $2.0 million (20.6%) over the same time period.

New publication this month:
Fourth Quarter Real Estate, 2014



- On an annual basis, the value of real estate transactions totalled $230.0 million in 2014 compared to $235.6 million in transactions in 2013, a decrease of $5.6 million, or 2.4%.

- There were 251 single detached house sales in Whitehorse in 2014, compared to 255 sales in 2013. The average sale price was $413,000 in 2014, an increase of $6,700, or 1.6%, from 2013 ($406,300).

- In Whitehorse, 147 condos were sold in 2014 compared to 193 in 2013. The average condo price was $307,100 in 2014, a decrease of $15,500, or 4.8%, from 2013 ($322,600).

To read full report: http://www.eco.gov.yk.ca/stats/pdf/real_estate_q414.pdf

What Else is New:

New from the Yukon Bureau of Statistics:

- Yukon Employment Annual Review, 2014: http://www.eco.gov.yk.ca/stats/pdf/employment_2014.pdf
- Yukon Fuel Survey, March 2015: http://www.eco.gov.yk.ca/stats/pdf/fuel_mar15.pdf
- Yukon Employment Report, February 2015: http://www.eco.gov.yk.ca/stats/pdf/employment_feb15.pdf
- Yukon RRSP Contributions, 2013: http://www.eco.gov.yk.ca/stats/pdf/RRSP_2013.pdf

Yukon Bureau of Statistics Elsewhere

Yukon community information www.sewp.gov.yk.ca

For manipulatable data by Yukon community and subject, visit our Socio-Economic Web Portal.

Find out about our electronic distribution lists ybsinfo @ gov.yk.ca.

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1. Population

1.1 Population by Age and Sex*, September '14

	Total	Males	Females
0-4	2,133	1,128	1,005
5-9	1,995	1,030	965
10-14	1,977	1,050	927
15-19	1,977	996	981
20-24	2,347	1,241	1,106
25-29	2,887	1,435	1,452
30-34	3,088	1,528	1,560
35-39	2,628	1,311	1,317
40-44	2,620	1,269	1,351
45-49	2,642	1,341	1,300
50-54	3,216	1,600	1,617
55-59	3,089	1,607	1,482
60-64	2,374	1,271	1,103
65-69	1,742	931	811
70-74	996	555	440
75+	1,208	570	637
Total	36,919	18,864	18,055

*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

1.2 Population by Community*

	Sep 2013	Jun 2014	Sep 2014
Beaver Creek	113	116	112
Burwash Landing	96	106	106
Carcross	422	431	433
Carmacks	502	532	537
Dawson City	1,977	1,998	2,002
Destruction Bay	44	42	41
Faro	380	374	366
Haines Junction	825	847	858
Marsh Lake	539	523	526
Mayo	474	480	485
Old Crow	247	249	254
Pelly Crossing	347	383	380
Ross River	351	374	378
Tagish	243	249	256
Teslin	439	452	446
Watson Lake	1,453	1,489	1,496
Whitehorse	27,773	27,962	28,182
Other*	62	63	63
Yukon	36,289	36,667	36,919

*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

Did you know?

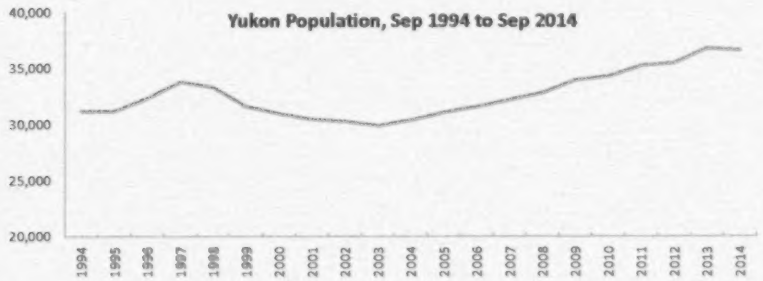
According to the 2011 National Household Survey (NHS), 49.9% of Yukoners reported having no religious affiliation, the highest rate of any province or territory. British Columbia had the second highest rate at 44.1%. Newfoundland and Labrador had the lowest rate at 6.2%, making it the most religious jurisdiction in Canada.

Population Report, Sept 2014:
http://www.eco.gov.yk.ca/stats/pdf/populationSep_2014.pdf

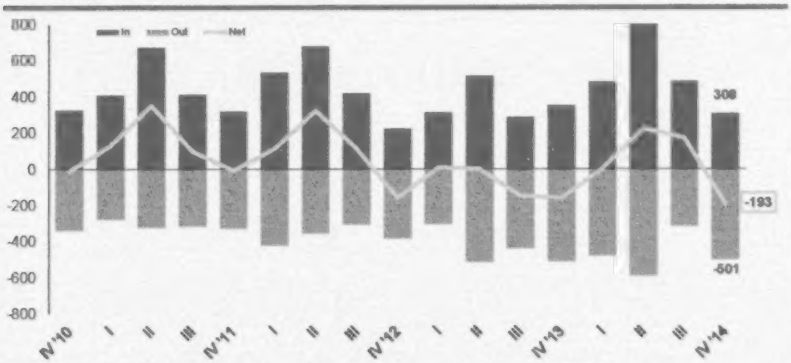
1.3 Vital Statistics

		Births	Deaths	Marriages
Year-to-date[(i)]		-7	-3	15
change		-1.8%	-1.5%	9.2%
2014 total	(p)	385	201	178
December	(p)	27	24	12
November		28	13	11
October		37	15	12
September		32	18	14
August		29	20	35
July		38	16	41
June		34	7	31
May		38	15	3
April		28	19	4
March		35	19	11
February		28	23	2
January		31	12	2
2013 total		392	204	163
December		36	14	6

Source: Yukon Bureau of Statistics.



1.4 Migration Estimates*



*Please see table endnotes on page 12. *Source*: Statistics Canada, CANSIM.

Yukon Migration Patterns, 2010:
http://www.eco.gov.yk.ca/stats/pdf/MigrationPatterns2010.pdf

In the fourth quarter of 2014, Yukon experienced a **net loss** of 193 people; 34 were lost through international migration and 159 were lost through interprovincial migration.

Of the interprovincial migrants, **net losses** were seen from:

- British Columbia (-149);
- Alberta (-77);
- Saskatchewan (-26); and
- Quebec (-5);

Conversely, **net gains** were seen from:

- Nova Scotia (58);
- Nunavut (19);
- Manitoba (12); and
- Ontario (9);

2. Employment

2.1 Labour Force Statistics* (seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate	Participation Rate	Employment Rate
2015						
February	20,800	19,600	1,200	5.8%	74.6%	70.3%
January	20,900	19,800	1,200	5.7%	74.9%	71.0%
2014 annual	**20,700**	**19,800**	**900**	**4.3%**	**74.7%**	**71.5%**
December	20,500	19,600	1,000	4.9%	73.5%	70.3%
November	20,500	19,700	900	4.4%	73.5%	70.6%
October	20,500	19,800	700	3.4%	73.5%	71.0%
September	20,900	20,100	800	3.8%	75.2%	72.3%
August	20,800	20,100	700	3.4%	74.8%	72.3%
July	20,900	20,100	800	3.8%	75.2%	72.3%
June	20,700	19,800	800	3.9%	74.7%	71.5%
May	20,600	19,700	900	4.4%	74.6%	71.4%
April	20,600	19,800	800	3.9%	74.6%	71.7%
March	21,000	19,900	1,100	5.2%	76.1%	72.1%
February	21,100	20,100	1,000	4.7%	76.4%	72.8%

*Please see table endnotes on page 12. *Source*: Statistics Canada, CANSIM.

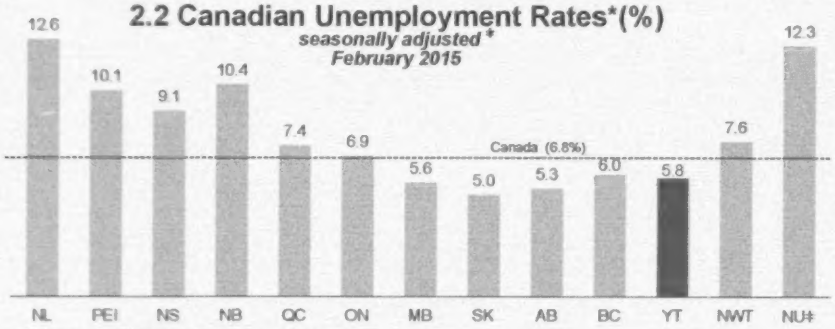
Yukon Employment, February 2015:
http://www.eco.gov.yk.ca/stats/pdf/employment_feb15.pdf

Yukon Employment Annual Review, 2014:
http://www.eco.gov.yk.ca/stats/pdf/employment_2014.pdf

Yukon Employment Historical Data, 2004 to 2013:
http://www.eco.gov.yk.ca/stats/pdf/Historical_LFS_2013.pdf

2.2 Canadian Unemployment Rates*(%)

seasonally adjusted †
February 2015



*Please see table endnotes on page 12.

† Nunavut's unemployment rate is available only as an unadjusted estimate.

Source: Statistics Canada, CANSIM.

Did you know?

For the month of February 2015, Yukon's employment rate was the highest in the nation at 70.3%, 9.0 percentage points higher than the national average of 61.3%. Alberta had the second highest rate at 69.1% and the province with the lowest employment rate was Newfoundland and Labrador at 53.0%.

2.3 Employment, by Sector and Industry* (unadjusted)

	Total Employed	Public Employees	Private Employees	Self-Employed	Goods-producing Employees	Services-producing Employees
2015						
February	19,100	7,900	8,600	2,500	2,500	16,500
January	19,300	7,800	9,100	2,500	2,600	16,600
2014 annual	**19,800**	**7,800**	**9,200**	**2,800**	**2,900**	**17,000**
December	19,200	7,800	9,000	2,400	2,800	16,500
November	19,400	8,100	8,800	2,500	2,900	16,500
October	20,000	8,400	9,100	2,500	3,000	17,000
September	20,800	8,400	9,800	2,600	3,000	17,900
August	21,100	8,300	10,300	2,500	3,000	18,100
July	20,800	7,800	10,000	2,900	3,100	17,700
June	20,000	7,500	9,500	3,000	3,000	17,000
May	19,500	7,300	9,000	3,200	2,900	16,600
April	19,300	7,500	8,700	3,100	2,700	16,600
March	19,200	7,600	8,500	3,100	2,600	16,600
February	19,600	7,900	8,800	2,900	2,600	17,000

*Please see table endnotes on page 12. *Source*: Statistics Canada, CANSIM.

Comparing February 2015 to January 2015, employment in the services-producing sector decreased by 100 to 16,500. In the goods-producing sector, employment decreased by 100 to 2,500.

Of the 19,100 employed Yukoners in February 2015, 7,900, or 41.4%, were in the public sector. Of the 11,100 workers in the private sector, 2,500, or 22.5%, were self-employed.

Note: Public employees are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or for a government funded establishment such as schools (including colleges/universities), hospitals and public libraries.

2. Employment (cont'd)

2.4 Average Weekly Earnings‡, Including Overtime*

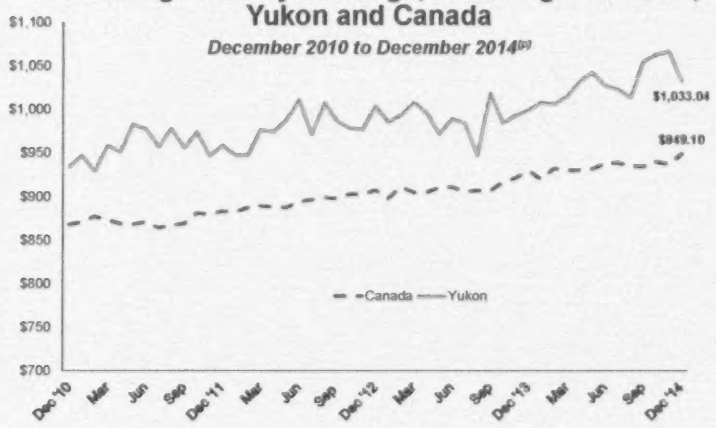
	Yukon Average*	Goods-producing	Services-producing	Trade	Transp. & Ware-housing	Admin. support, waste mgmt. & remediation	Educational Services	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date[p]	$42.94	$21.71	$46.14	$5.59	-$14.95	$38.49	...	$2.82	-$12.81	..	$124.05
change	4.3%	1.7%	4.8%	0.8%	-1.5%	5.3%	...	0.3%	-2.7%	..	10.8%
						($)					
2014											
December (p)	1,033.04	1,272.73	1,008.61	678.24	1,027.60	803.96	F	944.47	458.81	740.18	1,249.38
November (r)	1,066.57	1,283.78	1,043.39	664.92	1,086.26	830.07	1,329.92	1,026.12	457.45	738.75	1,314.59
October	1,062.83	1,420.29	1,021.58	631.70	1,028.63	858.20	F	924.59	472.94	745.30	1,364.83
September	1,054.85	1,344.25	1,023.41	663.65	1,008.31	758.07	1,403.04	957.57	483.89	776.41	1,319.12
August	1,014.12	1,308.45	980.22	692.34	976.25	785.64	916.21	968.41	440.75	789.89	1,304.06
July	1,023.44	1,193.02	1,004.02	710.10	979.98	751.16	1,201.87	897.78	447.92	F	1,358.79
June	1,027.70	1,285.00	999.49	681.17	1,019.99	726.48	1,277.44	999.19	466.45	710.13	1,289.12
May	1,042.00	1,275.33	1,018.60	649.28	1,013.17	719.57	1,729.24	874.27	462.70	800.35	1,248.99
April	1,032.60	1,286.07	1,010.19	706.41	961.80	759.93	1,241.54	919.48	450.40	F	1,247.80
March	1,015.22	1,304.03	990.54	693.40	935.04	753.20	1,216.00	1,005.84	451.00	F	1,191.72
February	1,006.70	1,208.54	989.06	683.93	1,055.11	772.70	1,200.93	981.20	437.39	F	1,161.22
January	1,008.26	1,274.04	984.85	709.49	876.29	739.50	1,193.94	977.37	431.19	F	1,225.97
2013 annual	989.03	1,267.10	959.63	674.59	1,011.12	733.33	x	953.27	465.73	F	1,148.95
December	999.87	1,288.35	973.25	712.28	989.25	738.35	x	977.24	409.88	777.43	1,151.18

*Please see table endnotes on page 12. ‡ Excludes self-employed. *Source*: Statistics Canada, CANSIM.

Survey of Employment, Payroll & Hours, 2013 http://www.eco.gov.yk.ca/stats/pdf/seph_2013.pdf

2.5 Average Weekly Earnings, Including Overtime*, Yukon and Canada

December 2010 to December 2014[p]



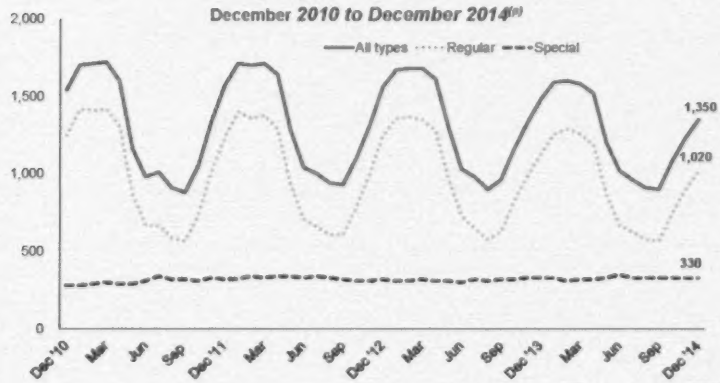
*Please see table endnotes on page 12. *Source*: Statistics Canada, CANSIM.

Did you know?

Preliminary average weekly earnings in Yukon for December 2014 increased 3.3% to $1,033.04 compared to December 2013. In Canada, average weekly earnings in December 2014 increased 2.1% to $949.10 compared to December 2013.

2.6 Employment Insurance Beneficiaries, by Type of Benefit*

December 2010 to December 2014[p]



*Please see table endnotes on page 12. *Source*: Statistics Canada, CANSIM.

2.7 Employment Insurance Beneficiaries, by Community*

	Dec 2013	Nov[p] 2014	Dec[p] 2014
Beaver Creek	10	10	10
Burwash Landing	10	10	10
Carmacks	30	20	30
Dawson	190	140	180
Faro	40	20	20
Haines Junction	60	50	50
Mayo	40	30	30
Old Crow	10	10	10
Pelly Crossing	30	30	30
Ross River	20	10	10
Tagish	20	10	10
Watson Lake	60	50	50
Whitehorse	850	770	820
Yukon Total	1,480	1,230	1,350

*Community is defined by Census subdivision.
Please see table endnotes on page 12.
Source: Statistics Canada, Special Run.

3. Consumer Prices

3.1 Consumer Price Index, Whitehorse (2002 = 100)*

	Index			% Change	
	Jan 2014	Dec 2014	Jan 2015	Dec '14 to Jan '15	Jan '14 to Jan '15
All-Items	**123.4**	**123.1**	**121.8**	**-1.1**	**-1.3**
Food	126.6	130.5	130.3	-0.2	2.9
Shelter	148.0	145.5	144.3	-0.8	-2.5
Household Operations, Furnishings & Equipment	106.1	105.9	105.8	-0.1	-0.3
Clothing & Footwear	96.1	94.8	92.5	-2.4	-3.7
Transportation	127.5	126.3	121.4	-3.9	-4.8
Health & Personal Care	117.9	121.1	120.9	-0.2	2.5
Recreation, Education & Reading	93.1	91.3	91.3	0.0	-1.9
Alcoholic Beverages & Tobacco Products	145.5	149.3	149.3	0.0	2.6
Special Aggregates					
Energy	167.4	155.5	140.4	-9.7	-16.1
All-items excluding energy	119.1	119.9	119.9	0.0	0.7

*Please see table endnotes on page 12. *Source*: Statistics Canada, CANSIM.

Comparing January 2015 to January 2014, the **year-over-year** change in the consumer price index for Whitehorse was a decrease of **1.3%** (figures for Yukon are not available); 2.3 percentage points lower than that for Canada (1.0%).

Major contributors to the year-over-year **decrease** were the prices of:

- Gasoline;
- Fuel oil and other fuels; and
- Video and audio subscription services.

Some of these year-over-year decreases were offset by **increases** in the prices of:

- Fresh or frozen beef;
- Reading material (excluding textbooks); and
- Personal care supplies and equipment.

On a **month-to-month** basis, from December 2014 to January 2015, the consumer price index for Whitehorse (figures for Yukon are not available) decreased **1.1%**.

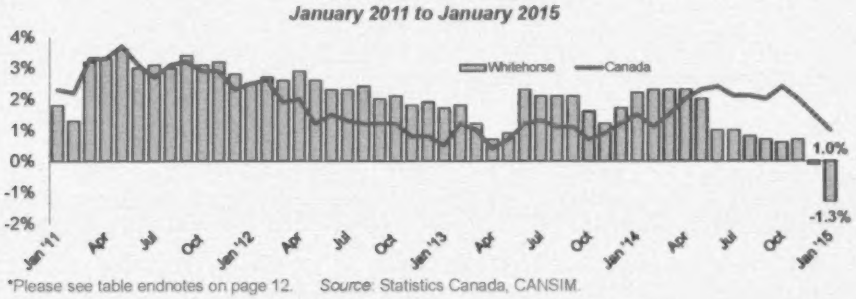
Major contributors to the month-to-month **decrease** were the prices of:

- Gasoline;
- Fuel oil and other fuels; and
- Footwear.

Some of these decreases were offset by month-to-month **increases** in the prices of:

- Traveller accommodation;
- Homeowners' home and mortgage insurance; and
- Water.

*3.2 Year-over-Year Change to the Consumer Price Index**
Whitehorse and Canada
January 2011 to January 2015



*Please see table endnotes on page 12. *Source*: Statistics Canada, CANSIM.

Annual Average Change in the Consumer Price Index

	Whitehorse	Canada
2014	1.3%	2.0%
2013	1.7%	0.9%
2012	2.3%	1.5%
2011	3.0%	2.9%
2010	0.8%	1.8%

Consumer Price Index, 2014: http://www.eco.gov.yk.ca/stats/pdf/2014CPIAnnual.pdf

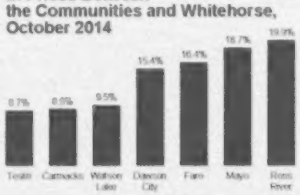
3.3 Community Spatial Price Index, October 2014 (Whitehorse = 100)

	Carmacks	Dawson City	Faro	Mayo	Old Crow	Ross River	Teslin	Watson Lake
Total Survey Items	**108.9**	**115.4**	**116.4**	**118.7**	**..**	**119.9**	**108.7**	**109.5**
Meat/Fish/Seafood	104.3	98.7	135.0	116.8	..	98.6	114.6	100.1
Dairy/Eggs	104.0	117.0	111.6	105.2	..	115.3	112.3	107.2
Fruit/Veg.	112.5	113.7	122.7	140.0	..	160.1	108.8	114.4
Bread/Cereal	118.3	116.7	120.2	118.3	..	133.5	109.7	107.2
Other Foods	110.1	123.9	127.5	122.6	..	129.1	118.1	119.2
Household Operations	109.3	121.3	128.2	117.4	..	142.5	108.7	119.1
Health & Personal Care	112.6	130.3	114.7	125.1	..	125.9	116.5	124.5
Gasoline	108.7	120.1	110.2	...	...	108.6	102.2	102.9
Cigarettes	115.9	109.8	108.3	110.4	..	107.5	..	106.9
Home Heating Fuel	100.5	104.7	100.6	109.8	...	101.4	100.5	105.7

Note: Old Crow prices were not available for the October 2014 survey collection.
Source: Yukon Bureau of Statistics.

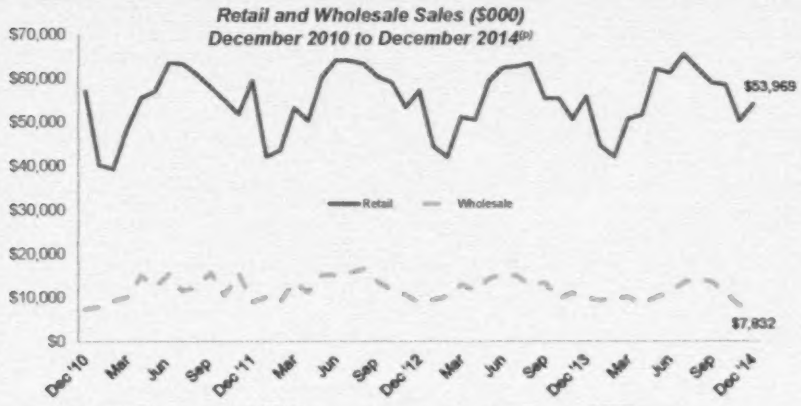
The Community Spatial Price Index is produced biannually by the Yukon Bureau of Statistics and compares prices of regularly purchased items in Whitehorse to prices in other Yukon communities.

Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, October 2014



4. Trade

4.1 Retail and Wholesale Sales



Source: Statistics Canada, CANSIM.

Yukon's preliminary **retail sales** in December 2014 decreased by $1.7 million, or 3.1%, compared to December 2013. In 2014, Yukon's retail sales (preliminary) increased by $8.6 million, or 1.3%, compared to 2013; Canada-wide retail sales increased 4.7%.

Yukon's preliminary **wholesale sales** in December 2014 decreased by $2.0 million, or 20.6%, compared to December 2013. In 2014, Yukon's wholesale sales (preliminary) decreased by $18.6 million, or 12.8%, compared to 2013; Canada-wide wholesale sales increased 6.4%

4.2 Retail Sales, by Industry Classification*

	Total*	Furniture & home furnishings stores	Building material & garden equipment & supplies dealers	Food & beverage stores	Health & personal care stores	Gasoline stations	Clothing and clothing accessories stores
Year-to-date(p)	$8,558	-$2,017	x	$5,652	$1,003	$678	x
change	1.3%	-13.0%	...	2.9%	3.2%	0.6%	...
				($000)			
2014 total	**660,838**	**13,482**	**x**	**200,490**	**32,058**	**107,113**	**14,692**
December (p)	53,969	796	x	15,677	3,103	7,518	2,185
November (r)	50,227	1,053	x	15,257	2,543	7,932	1,428
October	58,429	1,086	x	17,300	2,778	8,912	1,199
September	58,888	1,212	x	17,545	2,663	9,182	1,262
August	62,130	1,086	x	19,352	2,599	10,087	1,349
July	65,334	1,365	x	19,508	2,737	10,994	1,210
June	61,116	1,136	x	18,667	2,846	10,312	1,232
May	61,976	985	x	18,131	2,681	9,378	1,273
April	51,606	1,205	x	15,739	2,518	8,418	982
March	50,616	1,380	x	15,365	2,827	8,730	996
February	42,049	911	x	13,576	2,328	8,069	853
January	44,498	1,267	x	14,373	2,435	7,581	723
2013 total	**652,280**	**15,499**	**48,493**	**194,838**	**31,055**	**106,435**	**x**
December	55,710	1,326	2,155	17,111	2,959	7,897	x

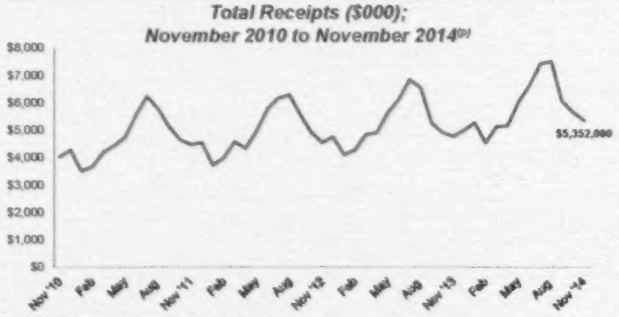
*Please see table endnotes on page 12. *Source*: Statistics Canada, CANSIM.

Yukon Retail Sales, 2013:
http://www.eco.gov.yk.ca/stats/pdf/retail2013_r.pdf

Did you know?

According to Statistics Canada's *Valentines Day... by the numbers*, Canada produced 8.3 million rose stems in 2013 and imported 11.0 million **dozen** cut roses and rose buds (mostly from Columbia and Ecuador).

4.3 Food Services and Drinking Places



Source: Statistics Canada, CANSIM.

5. Rental Units

These figures are derived from the Yukon Rent Survey which, as of 2014, is now conducted on a semi-annual basis in April and October. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes all types of buildings with rental units (displayed in table 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

5.1 Median Rent, Total Units and Vacancy Rates*; for Units in All Types of Buildings with Rental Units, Yukon, October 2014

	All Types	Single Detached House	Townhouse/ Row house	Duplex[1]	Triplex and Fourplex	Condominium	Apartment Building[2]	Store-top (Commercial)[3]	Mobile Home
Median Rent									
All Sizes	$950	$1,458	$1,300	$1,150	$1,000	$1,550	$900	$850	$900
Bachelor	$720	x	...	$770	$750	...	$720	$700	$675
1 Bedroom	$900	$800	$650†	$950	$900	$1,600	$900	$925	$750
2 Bedrooms	$975	$1,300	$1,150	$1,100	$1,200	$1,775	$900	$1,000	$913
3-4 Bedrooms	$1,450	$1,500	$1,400	$1,400	$1,400	$1,500	$1,138	$1,775	$1,000
5+ Bedrooms	$1,588	$1,500	...	$1,675	...	...	...	...	...
Total Units									
All Sizes[4]	2,387	309	117	601	203	84	882	102	89
Bachelor	172	3	...	15	13	...	107	28	7
1 Bedroom	710	12	4	178	70	8	380	37	21
2 Bedrooms	868	61	49	199	81	32	389	27	30
3-4 Bedrooms	614	222	64	198	39	44	6	11	30
5+ Bedrooms	23	11	...	12	...	...	...	...	...
Vacancy Rate									
All Sizes	6.5%	4.6%	2.0%	13.7%	6.6%	5.2%	2.7%	13.4%	2.2%
Bachelor	4.1%	0.0%	...	13.0%	12.3%	...	0.0%	12.8%	0.0%
1 Bedroom	6.7%	0.0%	0.0%	11.2%	4.4%	53.7%	3.7%	16.7%	0.0%
2 Bedrooms	5.8%	8.2%	4.9%	12.0%	6.0%	0.0%	2.5%	9.6%	6.5%
3-4 Bedrooms	8.3%	4.2%	0.0%	18.4%	9.9%	0.0%	0.0%	13.1%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...	...	...	...	...

† Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Duplex includes single detached houses with a rental suite. [2] Buildings with five or more rental units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.
[4] Numbers may not add up to the total due to rounding.

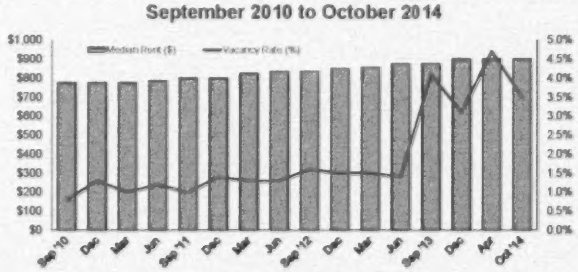
*Please see table endnotes on page 12. *Source*: Yukon Bureau of Statistics.

5.2 Median Rent and Vacancy Rates* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2013-2014

	Whitehorse		Dawson City		Watson Lake	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
2014						
October	$900	3.5%	$650	16.7%	$775	2.6%
April	$900	4.7%	$650	38.9%	$775	24.4%
2013 average	**$877**	**2.5%**	**$700**	**16.7%**	**$775**	**17.1%**
December	$900	3.1%	$700	26.7%	$775	24.4%
September	$875	4.1%	$700	13.3%	$775	19.5%
June	$875	1.4%	$700	13.3%	$775	12.2%
March	$856	1.5%	$700	13.3%	$775	12.2%

*Please see table endnotes on page 12. *Source*: Yukon Bureau of Statistics.

5.3 Median Rent and Vacancy Rates for Units in Buildings with 3 or More Rental Units, Whitehorse, 2010-2014



*Please see table endnotes on page 12.
Source: Yukon Bureau of Statistics.

Yukon Rent Survey, October 2014: http://www.eco.gov.yk.ca/stats/pdf/rent_Oct14_R.pdf

6. Real Estate

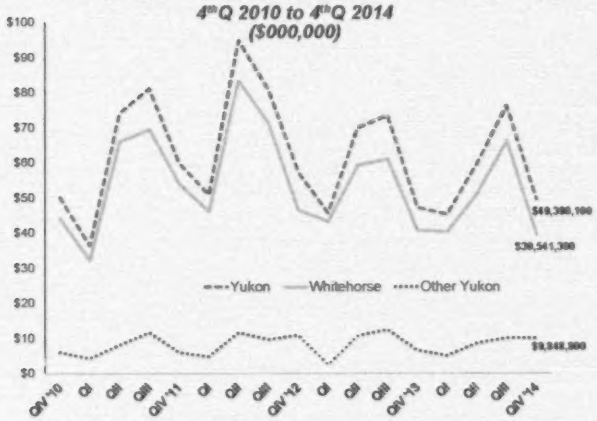
6.1 Number and Value of Real Estate Transactions*, Whitehorse

	Total[1]		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)
Year-to-date change	-68	-7,112.9	-4	62.6	-15	-3,633.5	-46	-17,125.8	x	x
	-12.1%	-3.5%	-1.6%	0.1%	-42.9%	-44.8%	-23.8%	-27.5%	...	...
2014 total	**492**	**196,962.2**	**251**	**103,669.3**	**20**	**4,481.3**	**147**	**45,141.8**	**31**	**9,356.5**
Q4	116	39,541.3	43	16,542.9	5	1,305.4	50	15,515.3	4	1,174.0
Q3	137	66,111.7	79	32,229.5	5	917.4	30	8,747.1	10	3,146.9
Q2	133	51,051.7	76	32,301.3	7	1,598.5	32	9,751.3	8	2,433.5
Q1	106	40,257.5	53	22,595.6	3	660.0	35	11,127.9	9	2,602.0
2013 total	**560**	**204,075.1**	**255**	**103,606.7**	**35**	**8,114.9**	**193**	**62,267.6**	**x**	**x**
Q4	116	40,701.6	60	23,686.7	6	1,354.0	35	11,234.8	x	x

*Please see table endnotes on page 12. [1] Total includes family lots, multiple-residential, commercial, and industrial sales. *Source*: Yukon Bureau of Statistics.

6.2 Value of Real Estate Transactions

4th Q 2010 to 4th Q 2014
($000,000)

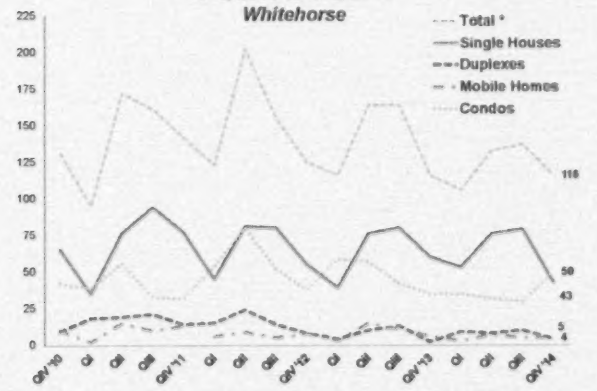


Source: Yukon Bureau of Statistics.

In the fourth quarter of 2014, real estate transactions in Yukon totalled $49.4 million: $39.5 million in Whitehorse and $9.8 million in the rest of Yukon.
Comparing the fourth quarter of 2014 to that of 2013, the total value of Yukon's real estate transactions increased by $2.3 million, or 4.9%.

6.3 Number of Residential Transactions

4th Q 2010 to 4th Q 2014
Whitehorse



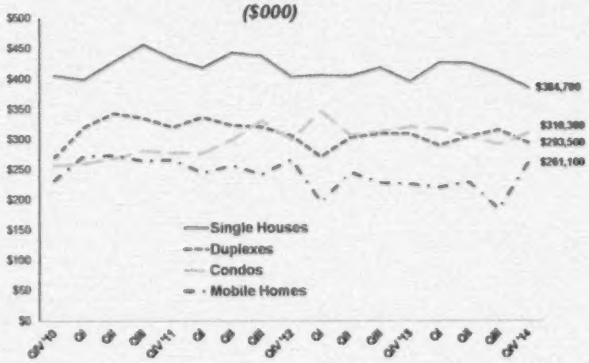
*Please see table endnotes on page 12. *Source*: Yukon Bureau of Statistics.

Did you know?

The average price for single houses sold in Whitehorse in 2014 was $413,000, a $6,700, or 1.6%, increase over 2013.

6.4 Average Residential Sale Prices

4th Q 2010 to 4th Q 2014
Whitehorse
($000)

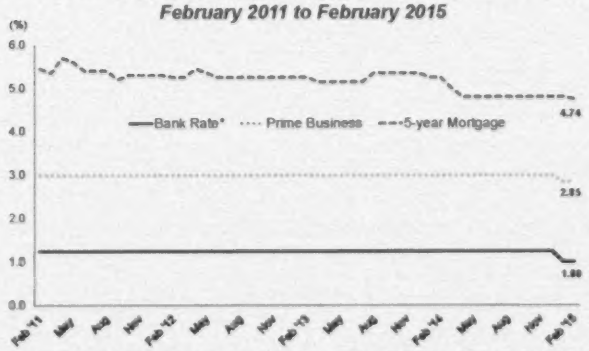


Source: Yukon Bureau of Statistics.

Yukon Real Estate Survey, Fourth Quarter 2014:
http://www.eco.gov.yk.ca/stats/pdf/real_estate_q414.pdf

6.5 Selected Interest Rates*

February 2011 to February 2015



*Please see table endnotes on page 12. *Source*: Statistics Canada, CANSIM.

7. Construction

7.1 Yukon Building Permits, Number and Construction Value*

		Total		Residential		Industrial		Government/ Institutional		Commercial	
Year-to-date change		-16 -30.8%	120.4 6.9%	-17 -41.5%	-215.6 -22.9%	0 ...	0.0 ...	0 0.0%	574.6 156.5%	1 16.7%	-238.6 -53.2%
		(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)
2015											
January		36	1,877.8	24	725.8	0	0.0	5	941.8	7	210.2
2014 total	(r)	**1,721**	**130,461.1**	**1,425**	**46,632.0**	**14**	**5,804.3**	**61**	**46,444.0**	**221**	**31,580.7**
December	(r)	79	8,697.2	63	2,236.9	0	0.0	4	5,288.7	12	1,171.5
November		109	36,864.8	89	2,601.1	0	0.0	4	24,764.8	16	9,498.9
October		131	16,242.3	104	5,962.2	3	4,478.0	8	988.5	16	4,813.6
September		177	15,669.2	144	7,809.0	3	82.8	2	2,205.2	28	5,572.2
August		181	10,660.5	149	5,313.8	0	0.0	7	803.5	25	4,543.2
July		235	7,140.2	199	5,659.6	1	11.5	4	4.1	31	1,465.0
June		230	8,372.5	193	5,503.7	2	50.0	10	2,535.2	25	283.6
May		231	13,243.8	203	6,695.7	2	1,147.0	4	4,015.9	22	1,385.2
April		129	2,266.6	105	1,809.4	1	10.0	5	275.0	18	172.3
March		82	5,398.9	69	731.4	2	25.0	5	4,480.5	6	162.0
February		85	4,147.7	66	1,367.8	0	0.0	3	715.4	16	2,064.4
January		52	1,757.4	41	941.4	0	0.0	5	367.2	6	448.8

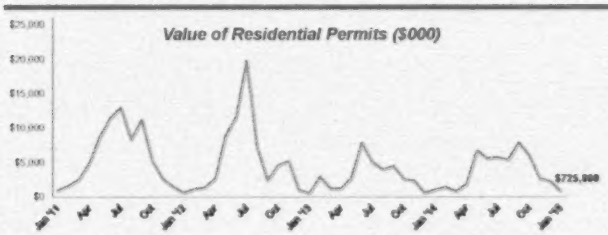
In addition to new dwelling units, residential permits issued include renovations, garages, and additions. The total does not include permits issued for plumbing or stoves.

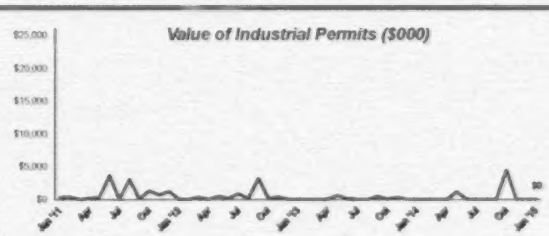
*Please see table endnotes on page 12. *Sources*: Yukon Community Services and City of Whitehorse.

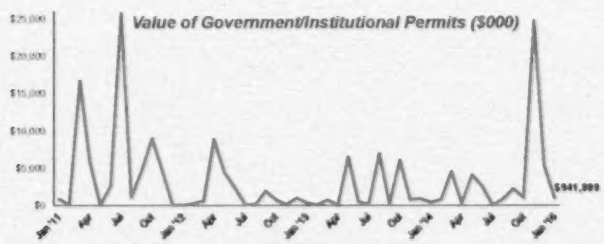
In January 2015, a total of 36 building permits were issued in Yukon, at a construction value of $1.9 million. The value of permits increased by $120,400, or 6.9%, compared to the total value of permits issued in January of 2014. Of the total construction value of building permits issued in January 2015:

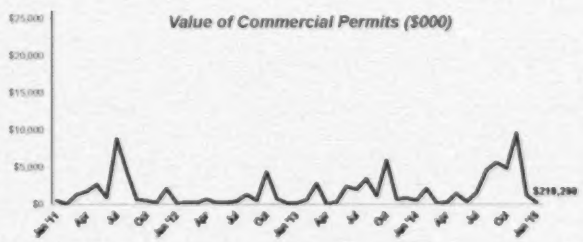
- 38.7% was in residential;
- 0.0% was in industrial;
- 50.2% was in government/institutional; and
- 11.2% was in commercial.

7.2 Construction Value of Building Permits*, Yukon, January 2011 to January 2015

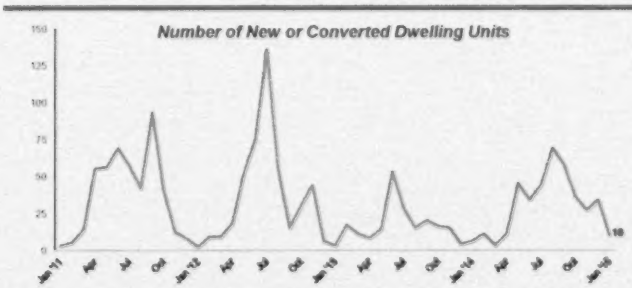








7.3 Number of Residential Permits*, Yukon, January 2011 to January 2015



Did you know?

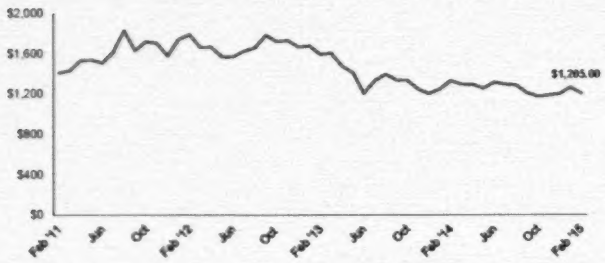
In 2014, 376 residential building permits were issued for new or converted dwelling units. Comparing 2014 to 2013, there was an increase of 172 units, or 84.3%.

Source: Yukon Community Services and City of Whitehorse.
*Please see table endnotes on page 12.

8. Resources

8.1 London Metal Commodity Prices*, February 2011 to February 2015

Gold (US$/troy oz.)

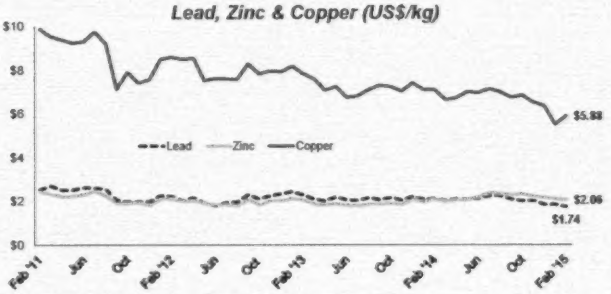


From February 2014 to February 2015, the price of:

- Gold decreased by $122.75 or 9.2%, to $1,205.00 (US) per troy ounce;
- Silver decreased by $4.74, or 22.3%, to $16.53 (US) per troy ounce;
- Lead decreased by $0.37, or 17.6%, to $1.74 (US) per Kg;
- Zinc decreased by $0.05, or 2.3%, to $2.06 (US) per Kg; and
- Copper decreased by $1.22, or 17.1%, to $5.88 (US) per Kg.

Silver (US$/troy oz.)

Lead, Zinc & Copper (US$/kg)



*Please see table endnotes on page 12.

Source: London Bullion Market Association and London Metal Exchange.

Energy Facts, 2013:
http://www.eco.gov.yk.ca/stats/pdf/energy_2013.pdf

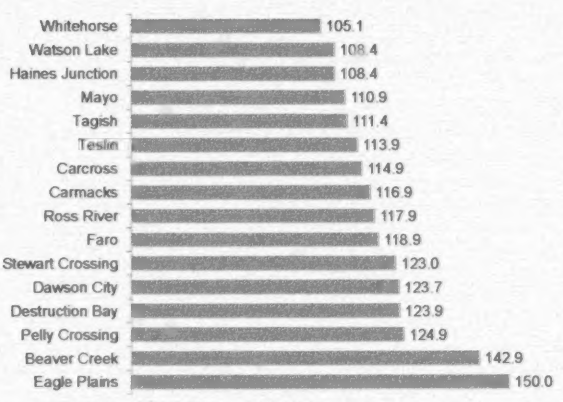
8.2 Electricity Generated

	Total	Hydro	Internal Combustion	Wind
Year-to-date	-18,741	-17,932	-962	...
change	-4.2%	-4.2%	-4.1%	...
		(MWh)		
2014 total	**427,969**	**404,937**	**22,601**	**...**
December	49,527	47,077	2,450	..
November	38,610	36,226	2,377	7
October	36,866	34,928	1,882	56
September	33,200	31,427	1,696	77
August	26,796	25,286	1,395	115
July	31,620	30,065	1,555	..
June	28,984	27,408	1,576	..
May	29,029	27,573	1,456	..
April	35,425	33,560	1,848	17
March	40,351	38,268	2,005	78
February	41,569	39,363	2,171	35
January	35,992	33,756	2,190	46
2013 total	**446,710**	**422,869**	**23,563**	**...**
December	51,266	48,510	2,725	31

Source: Statistics Canada, CANSIM.

8.3 Regular Self-Serve Fuel

Average March 18th 2015 Prices (cents per litre)



Source: Yukon Bureau of Statistics.

Yukon Fuel Survey, March 2015:
http://www.eco.gov.yk.ca/stats/pdf/fuel_mar15.pdf

Did you know?

According to the *Minerals Management Yearly Activity Report*, there were a total of 20,302 active placer claims during the 2013-2014 fiscal year. The majority of these were in Dawson (74.5%), followed by 16.6% in Whitehorse, 8.6% in Mayo and 0.3% in Watson Lake.

9. Transportation

9.1 Aircraft Movements*, Yukon Communities

	Total	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
Year-to-date	...	-6	10	64	-16	25	20	11	14	...
change	...	-75.0%	62.5%	19.8%	-32.7%	96.2%	17.9%	275.0%	5.5%	...
					(no. of movements)					
2015										
February	..	1	15	252	14	31	84	6	168	..
January	..	1	11	136	19	20	48	9	99	..
2014 total	..	**303**	**1,485**	**6,077**	**820**	**2,251**	**1,405**	**230**	**3,681**	..
December	..	3	18	136	22	9	133	2	98	..
November	..	1	59	375	26	26	69	4	126	..
October	2,649	8	12	472	103	68	95	14	306	1,571
September	4,724	40	240	1,082	244	408	132	36	599	1,943
August	5,286	40	460	1,024	112	534	83	44	517	2,472
July	5,511	76	326	904	138	710	167	55	602	2,533
June	4,764	56	169	733	47	284	253	53	524	2,645
May	4,188	36	138	446	46	78	108	5	329	3,002
April	2,515	22	19	275	19	31	75	13	157	1,904
March	2,309	13	28	306	14	77	178	0	170	1,523
February	1,732	8	12	213	27	20	67	4	120	1,261

*Please see table endnotes on page 12. *Sources*: Yukon Highways and Public Works - Aviation Branch, and Statistics Canada, CANSIM.

9.2 Travellers Entering Yukon by Land through Canada Border Services Ports of Entry*

	Total	Yukon Residents	Other Canadians	US Residents	Other Foreign Travellers
Year-to-date	83	-43	-112	216	22
change	2.4%	-4.7%	-60.2%	9.2%	66.7%
2015					
January	3,558	867	74	2,562	55
2014 total	**408,104**	**45,530**	**30,480**	**292,369**	**39,725**
December	4,050	1,187	153	2,671	39
November	4,528	1,109	156	3,202	61
October	8,656	2,434	390	5,655	177
September	57,467	4,797	4,003	41,173	7,494
August	92,984	7,817	8,522	66,525	10,120
July	94,339	6,372	8,397	70,298	9,272
June	79,874	6,565	5,746	60,128	7,435
May	44,412	6,482	2,248	30,915	4,767
April	8,281	4,039	303	3,778	161
March	6,522	2,617	293	3,522	90
February	3,516	1,201	83	2,156	76
January	3,475	910	186	2,346	33

*Please see table endnotes on page 12. *Source*: Yukon Bureau of Statistics.

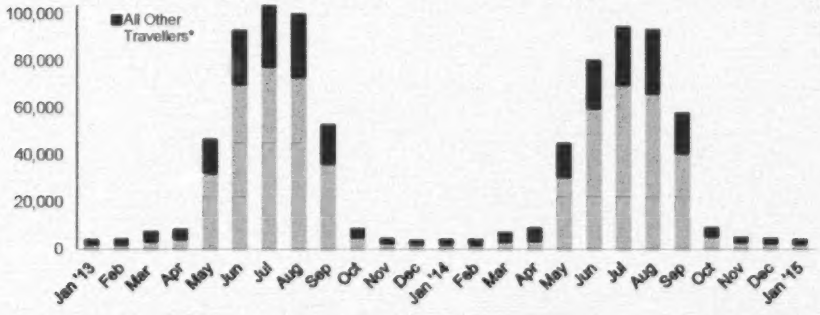
Of the 3,358 travellers who entered Yukon by land through Canada Border Services (CBS) ports of entry in January 2015:

- 49.3% through Beaver Creek;
- 28.0% through Pleasant Camp (Haines, AK to Haines Junction); and
- 22.7% entered through Fraser (Skagway, AK to Carcross).

Did you know?

In January 2015, travellers who entered Yukon by land through CBS ports of entry crossed by the following means of transportation:

- 2724 by automobile (76.6%);
- 797 by truck (22.4%);
- 32 by bus (0.9%); and
- 5 by cycle or as pedestrians (0.1%).



Source: Yukon Bureau of Statistics.

Endnotes

1. Population
   1.1 & 1.2 Due to rounding, the sum of columns may not equal total given.
   1.2 *Other* includes communities such as Champagne, Elsa, Johnson's Crossing, Keno City, Stewart Crossing & Swift River.
   1.4 Migration estimates are based on both international and interprovincial movement into and out of Yukon, as well as returning emigrants, temporary emigrants and non-permanent residents.

2. Employment
   2.1 Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. Monthly figures from the Labour Force Survey are three-month moving averages based on 92% coverage and are seasonally adjusted, which refers to the technique of adjusting raw figures to remove seasonal movements; however, annual figures are unadjusted.
   2.2 Yukon, Northwest Territories and Nunavut are not included in the Canadian unemployment rate.
   2.3 *Public Employees* are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or a funded establishment such as schools (including colleges/universities), hospitals and public libraries. Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. All monthly Yukon figures from the Labour Force Survey are three-month moving averages based on 92% coverage.
   2.4 & 2.5 Unclassified businesses' employees are excluded, as well as those enterprises primarily involved in agriculture, fishing and trapping, private household services, religious organizations, and military personnel of defence services.
   2.6 *All types* includes people receiving regular, work-sharing, fishing, and special benefits. *Regular* benefits include people receiving regular income support benefits, whether or not they are participating in one of three employment benefit programs, namely Skills Development Program, Job Creation Partnerships Program, and Self-employment Program. *Special* benefits includes people receiving sickness, maternity, parental, and compassionate care benefits.
   2.7 A value of "0" represents one of the following: 1) value is actually zero; 2) value may be rounded to zero; or 3) value is more than zero but is suppressed for confidentiality reasons. Communities are displayed by census subdivisions (2011 Census boundaries). For some communities, census subdivision boundaries may not align with municipal boundaries.

3. Consumer Prices
   3.1 & 3.2 The Consumer Price Index (CPI) measures price changes over time but should not be used to compare costs between provinces and cities.

4. Trade
   4.2 *Total* includes additional North American Industry Classifications (NAICS) data which are not displayed, including: Motor Vehicles and Parts Dealers; Clothing and Clothing Accessory Stores; Sporting Goods, Hobby, Book and Music Stores; General Merchandise Stores; and Miscellaneous Store Retailers.

5. Rental Units
   5.1, 5.2 & 5.3 These figures are derived from the Yukon Rent Survey which, as of 2014, is now conducted on a semi-annual basis in April and October. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes buildings with 1 or more rental units (displayed in 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

6. Real Estate
   6.1 *Total* includes family lots and multiple-residential sales, which are generally too low to release due to confidentiality requirements, and non-residential sales (commercial and industrial properties). For further explanation, contact Yukon Bureau of Statistics.
   6.3 *Total* includes family lots and multiple-residential sales, but excludes non-residential sales (commercial and industrial properties).
   6.5 *Bank Rate* figures are from the last Wednesday of the month.

7. Construction
   7.1 Rounded data may not sum to totals.
   7.1, 7.2 & 7.3 Yukon totals, beginning with January 2013, are calculated by the Yukon Bureau of Statistics, based on building permit data received from Yukon Community Services and City of Whitehorse. Yukon data prior to January 2013 is exclusively from Yukon Community Services.
   7.3 Does not include new or converted dwelling units in commercial or industrial properties.

8. Resources
   8.1 All prices are in US dollars. Prices of gold and silver are a.m. fix prices at month-end. Prices of lead, zinc and copper are London Metal Exchange "cash seller" prices at month-end.

9. Transportation
   9.1 As of September 2012, all aircraft movement figures, with the exception of Whitehorse, are now received from Yukon Highways and Public Works, Aviation Branch. As such, data published since September 2012 cannot be compared to figures in earlier issues of the Yukon Monthly Statistical Review.
   9.2 This table only includes persons entering Yukon by land at Canada Border Services Agency ports of entry. Travellers entering Yukon through all other roadways are excluded, as are persons entering by air and water. Although there is no permanent Canada Border Services land port of entry in Dawson City, special annual international events between Yukon and Alaska, namely Yukon Quest and Trek Over the Top, require participants to cross the border by land. For border crossing purposes, participants in Yukon Quest are counted as pedestrians while participants in Trek Over the Top are counted as crossings by automobile. *Please note:* Fraser and Pleasant Camp border crossings are included in totals even though there is the possibility that these persons may never physically enter Yukon.

Symbols & Abbreviations

..	not available	QI	January 1 to March 31
...	not appropriate/applicable	QII	April 1 to June 30
x	suppressed for confidentiality	QIII	July 1 to September 30
F	too unreliable to be published	QIV	October 1 to December 31
(p)	preliminary	(US)	US dollars
(r)	revised	(MWh)	megawatt-hour

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Yukon
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